

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

May 12, 2014

Call The Meeting to Order

David Plunkett called the meeting to order at 8:45 P.M. at the new Town Hall Auditorium. Present at the meeting were Nancy Reed, Robert Fowler, Community Development Director Steven Sadwick and Recording Secretary Dawn Cathcart. Also in attendance were Planning Board member Vincent Fratalia.

Approval of Minutes – February 24, 2014

MOTION - Mrs. Reed made a motion to approve the Zoning Bylaw Subcommittee minutes of February 24, 2014 as submitted. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

Reorganization

MOTION - Mrs. Reed made a motion to appoint David Plunkett as Chairman. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

MOTION - Mr. Fowler made a motion to appoint Nancy Reed as Vice Chairperson. The motion was seconded by Mrs. Reed and unanimously voted 3-0.

MOTION - Mrs. Reed made a motion to appoint Robert Fowler as Clerk. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

(1) 743 Main Street, Joe Laliberte and Robert Pondelli Conceptual Plan Discussion

Dick Cuoco, Robert Pondelli and Joe Laliberte appeared for a conceptual plan for 743 Main Street. Mr. Cuoco stated that this project encompass two lots. These lots intersect Main Street/Marshall Street/Jerome Street. This falls in the Village Overlay District. This project consists of a 4,500 SF retail building with four apartments above. They are also proposing eight residential units behind. This will be a colonial type style construction. There are two proposals for the back residential units. The first is four units on each side of the lot or the other is one long building but that is not our favorite.

Mr. Fowler stated that he likes the concept but his only concern is backing out of the residential units onto Marshall Street could be dangerous because it is a busy road. He suggested reversing the garages and only have one access into the residential lots in the back.

Mrs. Reed asked if this plan maximizes the retail square footage. Mr. Cuoco replied no, they could have gone larger but they did not want to because of the lot size prohibits too large of a building. Mrs. Reed stated that she likes the way Friendly's is set up with green space in the front. Mrs. Reed agreed with Mr. Fowler in regards to backing out onto Marshall Street.

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Mr. Plunkett stated that he likes that there is no parking out front. If the garages are reversed then the green space in the middle would be lost so look at adding the green space on other areas of the lot. Mr. Cuoco stated that the residential units in the back are large so maybe we could look at smaller units or townhouse style homes. Mr. Plunkett asked if landscaping could be added along Marshall and Jerome Streets and he would also like to show a tie into the commercial piece with sidewalks and cross walks.

Mrs. Reed stated that this is in the Village Overlay and not to be confused with the Town Center Overlay. Mr. Cuoco asked if the Board could waive the 35' height requirement. Mrs. Reed replied no.

(2) 82 Pleasant Street, Keith Anderson Conceptual Plan Discussion

Dick Cuoco and Keith Anderson appeared before the Board to discuss a conceptual plan for 82 Pleasant Street. Mr. Cuoco stated that they are proposing adding a second building for a commercial use. The new building would be identical to the existing house. The first floor will hold Mr. Anderson's carpet showroom and small storage and the second floor will hold two apartments. Mr. Cuoco added that most of his clients are by appointment only.

Mrs. Reed stated that this is not what she envisioned for the Town Center Overlay. The building would have a show room window and she would not want that. It should look residential and have minimal signage. She is hesitant to allow for something out of character for the Town Center Overlay. Mr. Cuoco stated that this building would be 1,500 SF with interior staircases so it would not look commercial.

Mr. Fowler stated that part of the problem is the plot plan is looking straight down. If it is scaled, the new building is only 2/3 the size of the existing building. Mr. Cuoco stated that they could add French doors instead of a showroom window. Mr. Cuoco stated that the carpet stock is off-site except for samples. Mr. Fowler stated that he thinks it would be proportional.

Mr. Plunkett stated that this is the Town Center Overlay District. The purpose of the overlay is to create a "downtown" area. If this business is by appointment, it doesn't create a destination business as what was envisioned.

Mr. Cuoco stated that they will take the Board's comments and may ask to come back in.

(3) 1438 Main Street, Marc Ginsburg and Sons Conceptual Plan Discussion

Dick Cuoco and Marc Ginsburg appeared for conceptual plan discussion at 1438 Main Street. Mr. Cuoco stated that there were two parcels that were combined. This will be a Village Mixed Overlay District design. They are proposing a 7,200 SF commercial building with two apartments above, four mini garden style units and twelve detached 24' x 36' condos.

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Mr. Ginsburg stated that there will be a wetlands crossing. The commercial building will hold a small offices or small retail. This will be designed to look more residential with dormers. They also looked at all garden style apartments but they didn't like the look. The density is similar to MFD.

Mr. Fowler asked what a Lakeview Town House is. Mr. Ginsburg stated that was just a style of townhouse.

Mrs. Reed stated that the people in the condos behind the property were concerned. Mr. Ginsburg stated that they have met with the condo association and they were happy with the design. They are planning to plant trees and install a fence. Mr. Ginsburg stated that as soon as the definitive plans are done they will meet again with the association. Mrs. Reed stated that there will be 18 residential units in total and asked if any of them will be affordable. Mr. Ginsburg replied that there will be 18 units and if they keep them rental then there could be affordable units but if they sell the units then they will be asking for a fee in lieu of option. Mrs. Reed stated that is not a requirement of the overlay and the Town is interested in getting the actual units. Mrs. Reed asked that affordable units be considered.

Mr. Plunkett asked that the residential aspect be tied into the commercial units with pedestrian access and flow. Mr. Plunkett asked if the road could be bumped over a bit. Mr. Ginsburg stated that the building is oversized so they will add more landscaping in the front and along the parking lot.

Mr. Fratalia stated that he likes the concept and likes the lower density.

(4) 1390 and 1394 Main Street, John Sullivan Conceptual Plan Discussion

Mr. Plunkett stepped down from this discussion. This was a transfer from the Planning Board agenda, Item B5. Mrs. Reed took over as Chairperson.

Brian Sullivan and Doug Lees appeared for a conceptual plan discussion for 1390 and 1394 Main Street. Mr. Lees stated that they are looking at a mixed use development. They are proposing a 6,000 SF office/retail building with 14 townhouses. The building will be setback 20' and they will bring the sidewalk out to Main Street. Mr. Sullivan stated that they will use the same architectural components as the last project discussion. This will have a residential feel. Mr. Lees stated that they have spoken with Mr. Ginsburg about his project and they will add three apartments above the commercial building.

Mr. Fowler stated that the original plan shows 30 parking spaces. Some of the spaces for the commercial building would be into the residential areas. If you add more units above the commercial building there will be more parking required. Also, units 7 and 10 do not have any spaces in front of their units. Mr. Fowler asked if these will be rental or sale. Mr. Sullivan stated that they are going to explore both options.

Mr. Fowler asked that a locus be added to the plan.

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Mrs. Reed stated that the key to the project is the design of the building. The Shawsheen Animal Hospital is a great standard to look at and she asked that affordable units could be considered.

Adjournment

MOTION - Mr. Fowler made a motion to adjourn at 9:55 PM. The motion was seconded by Mrs. Reed and unanimously voted 2-0.

Approved: 6/2/14

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*List of documents for 5/12/14 Agenda
Documents can be located at the Community Development Office*

Approval of Minutes - February 24, 2014

1. 743 Main Street, Joe Laliberte and Robert Pondelli
Conceptual Plan Discussion
 - Letter 5/6/14 fr Woodland Design including Concept Plan 1A and Concept Plan 2 dated April 26, 2014.
2. 82 Pleasant Street, Keith Anderson
Conceptual Plan Discussion
 - Letter 5/6/14 fr Woodland Design including Mixed Use Concept Plan 2 dated April 23, 2014.
3. 1438 Main Street, Marc Ginsburg & Sons
Conceptual Plan Discussion
 - Letter 5/6/14 fr Woodland Design including Proposed Mixed Use Development 16 dated April 8, 2014.